



**271194 Township Road 252 Road  
Rural Rocky View County, Alberta**

**MLS # A2119858**



**\$1,750,000**

<b>Division:</b>	Rural Rocky View County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,176 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	66.40 Acres		
<b>Lot Feat:</b>	Cleared, Farm, Many Trees, Rectangular Lot, See Remarks		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Full, Partially Finished	<b>LLD:</b>	14-25-27-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Country Residential (Hobb
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Appliances stated above

Rural Oasis with Bungalow and Vast Acreage - Discover the perfect blend of rustic charm and modern comfort in this enchanting countryside retreat. Situated on over 65 acres of sprawling land, this property offers endless opportunities for both relaxation and agricultural pursuits. Step inside this timeless bungalow, built in 1975, and be greeted by spacious interiors. Upstairs, you'll find four bedrooms and three bathrooms, providing ample space for family and guests. The bathrooms include a convenient two-piece bath, a luxurious four-piece bath, and an ensuite with a cozy three-piece bath, complementing the functionality of the home. The master bedroom boasts a generous walk-in closet, offering abundant storage and convenience. In addition to the well-appointed kitchen, the residence features a separate dining area, perfect for hosting gatherings and enjoying meals with loved ones. Spanning 2175.81 square feet, this bungalow has been meticulously maintained and recently updated with fresh paint and new laminate flooring throughout, ensuring a contemporary feel while preserving its timeless appeal. The property extends over 65 acres of land, which is cultivated and leased for \$7000/year to Ember Resources, providing additional income potential. Outdoor amenities include a three-stall barn, ideal for housing livestock or storing equipment, a granary converted into a tack room, and another granary with metal siding. An outdoor riding arena with outdoor lights and water feeders for horses further enhance the property's appeal for equestrian enthusiasts. The basement offers additional living space, featuring a bedroom, an exercise room, a furnace room, and a supply room. Half of the basement is a fully insulated crawl space, providing ample storage and housing a second furnace for added comfort. With its diverse amenities and

expansive acreage, this property presents an exceptional opportunity for entrepreneurs seeking a rural retreat for a small business or individuals with agricultural aspirations. Don't miss out on the chance to make this extraordinary property your own. Schedule a viewing today and experience the tranquility of countryside living at its finest!